



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 28, 2023

Sheila Z. Snyder
Normandy Properties, LLC
Normandy Place, Suite 300
107 Patton Drive
Moon Township, PA 15108

**RE: Request for Minor Change to Planned Development No. 1344
110 N. Carpenter Street**

Dear Ms. Snyder:

Please be advised that your request for a minor change to Planned Development No. 1344 ("PD 1344") has been reviewed by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. The sole property owner, 110 NC LLC, is seeking approval for modifications to the ground level of the existing building at 110 North Carpenter Street. The property is improved with a nine-story, office building with ground-floor retail and underground parking. The property serves as the global headquarters for the McDonalds' Corporation.

The owner is seeking a minor change to allow the enclosure of ground-level outdoor patio space along the western elevation for use as equipment storage. The addition will be clad in materials matching the existing building façade. The proposed addition will add 1,824 square feet of floor area; however, the development's maximum permitted floor area ratio (FAR) and height remain unchanged. Additional neighborhood bonus funds for the additional FAR beyond what was originally permitted will need to be paid pursuant to the obligations contained within the planned development ordinance.

The Department has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1344, I hereby approve the foregoing minor change but no other changes to this Planned Development.

The following attached exhibits, created by Interior Architects, will be incorporated, and made part of PD 1344:

- PARTIAL FLOOR PLAN
- PARTIAL ROOF PLAN
- ELEVATIONS, SECTION, AXON
- 1ST FLOOR OVERVIEW PLAN
- ROOF PLAN
- WEST ELEVATION

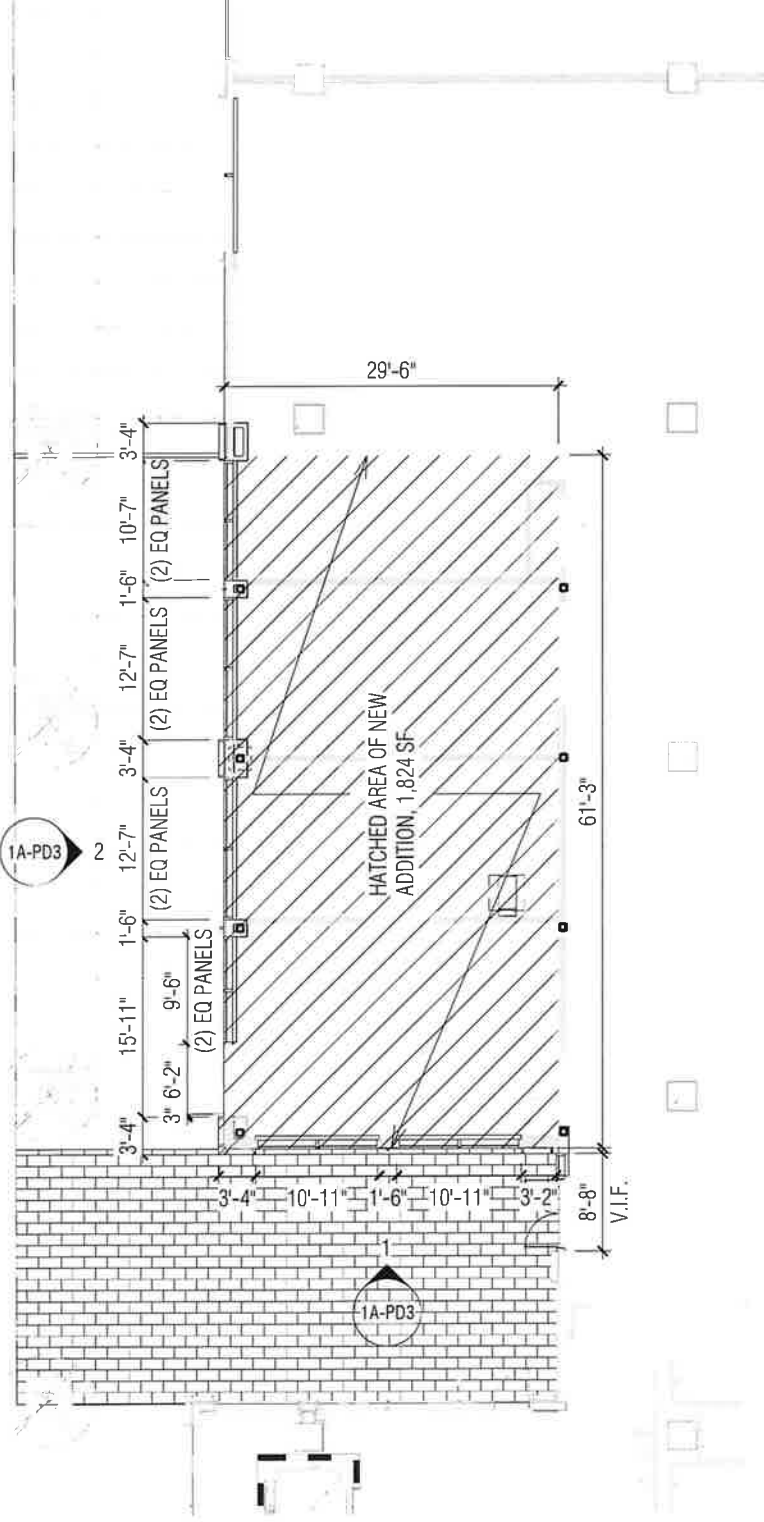
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Noah Szafraniec', with a stylized, flowing script.

Noah Szafraniec
Assistant Commissioner
Planned Developments and Plan Commission

CC: Mike Marmo, Erik Glass, Janice Hill, Patrick Murphey, Max Lyon, Main file



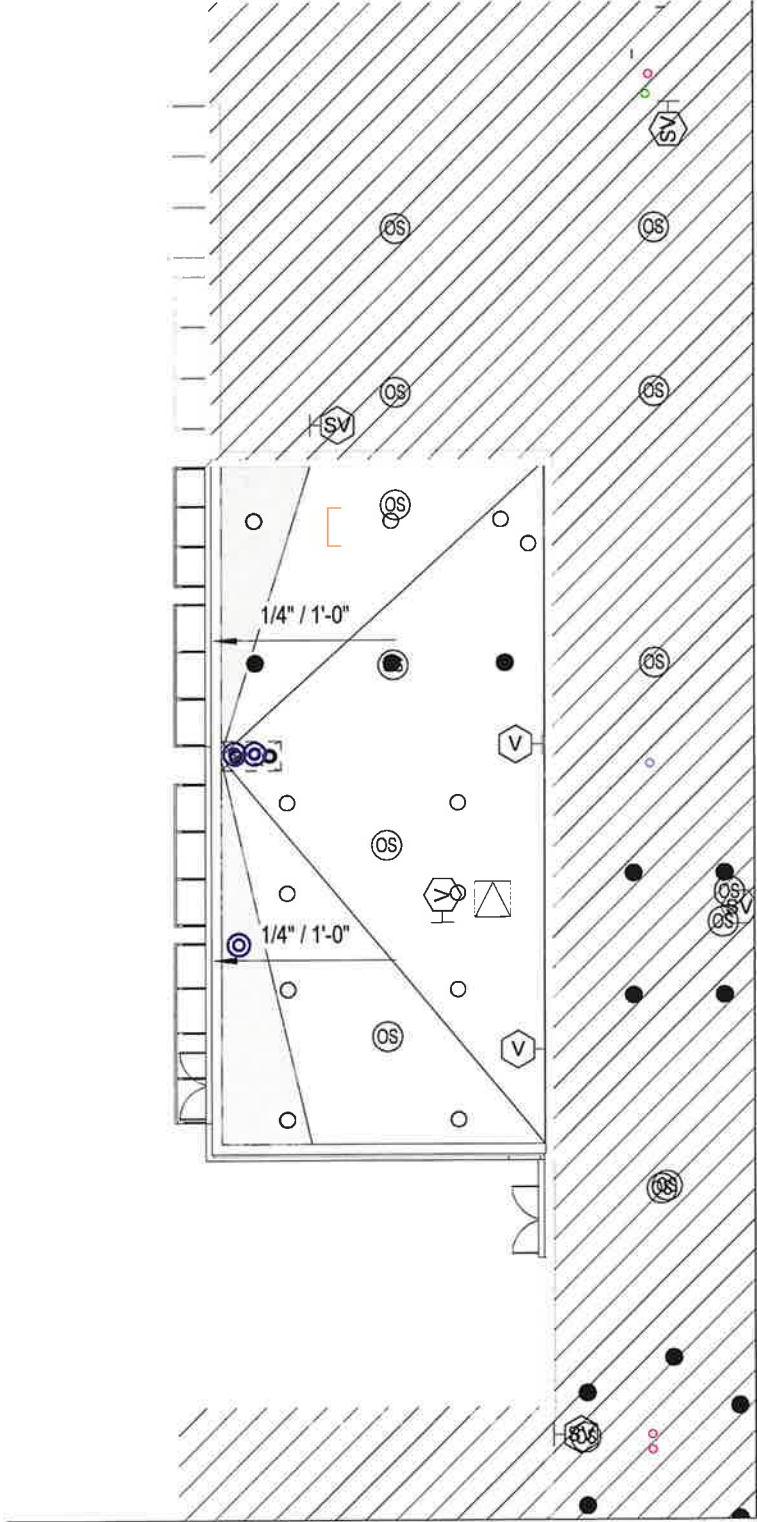
IA | INTERIOR
ARCHITECTS
CHICAGO

Project Name: MCDONALD'S HQ
Job Number: 05MCD0060.000
Drawing Title: PARTIAL FLOOR PLAN

104 S. MICHIGAN AVE., #1200
CHICAGO, IL 60603
TEL 312-488-5200

© 2023 INTERIOR ARCHITECTS, P.C., IL LICENSE #184-004385.
A NEW YORK PROFESSIONAL SERVICES CORPORATION.

Date: 03/16/23
Scale: 1/16" = 1'-0"
Sheet: 1A-PD1



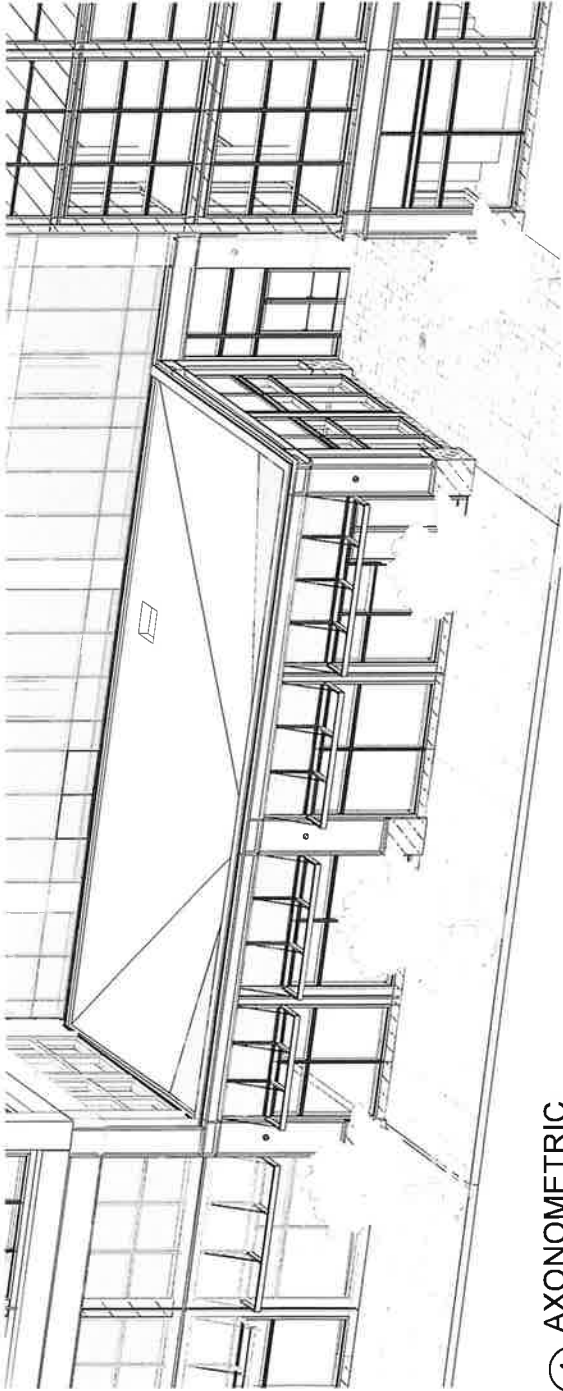
IA INTERIOR
ARCHITECTS
CHICAGO

Project Name: MCDONALD'S HQ
Job Number: 05MCD0060.000
Drawing Title: PARTIAL ROOF PLAN

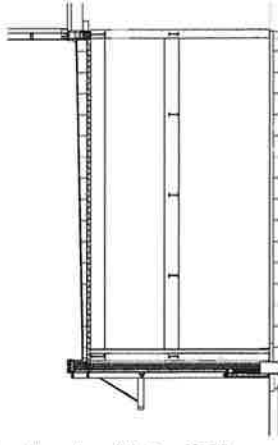
104 S. MICHIGAN AVE., #1200
CHICAGO, IL 60603
TEL 312-488-5200

© 2023 INTERIOR ARCHITECTS, P.C., IL LICENSE #184-004385.
A NEW YORK PROFESSIONAL SERVICES CORPORATION.

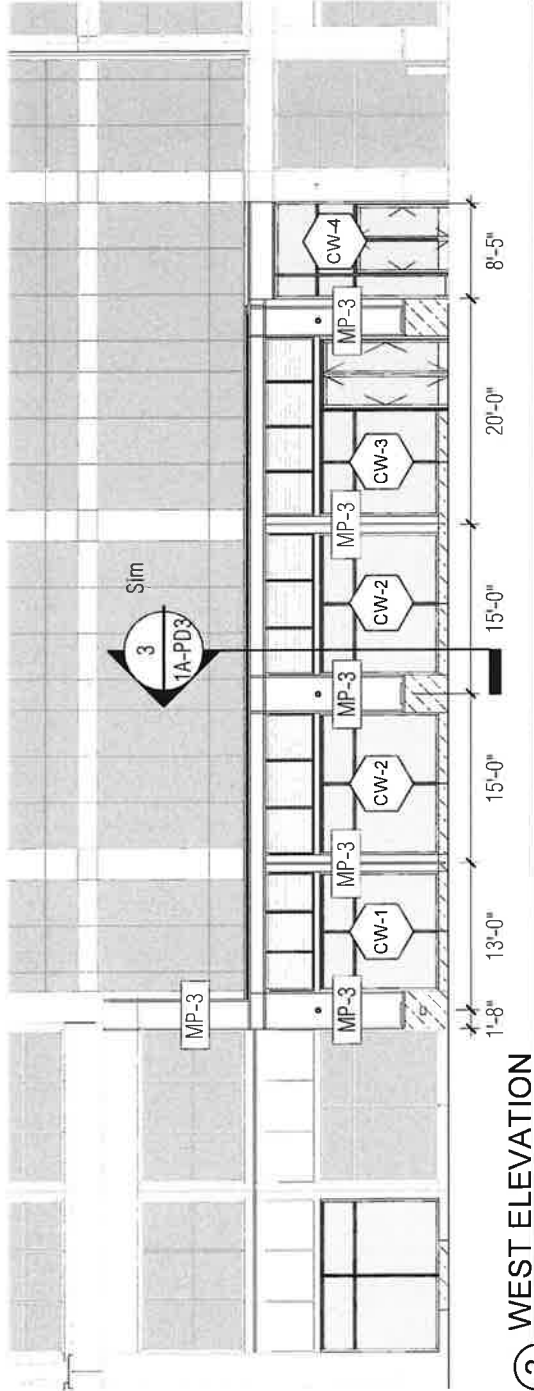
Date: 03/16/23
Scale: 1/16" = 1'-0"
Sheet: 1A-PD2



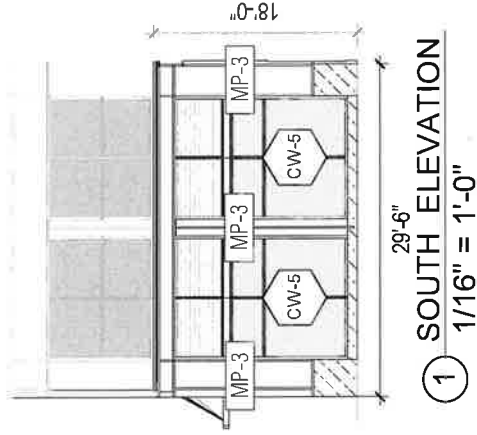
4 AXONOMETRIC



3 BUILDING SECTION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

IA INTERIOR
ARCHITECTS
CHICAGO

Project Name: MCDONALD'S HQ
Job Number: 05MCD00.0060.000
Drawing Title: ELEVATIONS, SECTION, AXON

104 S. MICHIGAN AVE., #1200
CHICAGO, IL 60603
TEL 312-488-5200

Date: 03/16/23
Scale: 1/16" = 1'-0"
Sheet: 1A-PD3

© 2023 INTERIOR ARCHITECTS, P.C., IL LICENSE #184-004385.
A NEW YORK PROFESSIONAL SERVICES CORPORATION.



WHEN THIS DRAWING IS PLOTTED FULL SIZE THIS



...THEY CLAIM THAT THESE PLAYS
WERE OFFERED UNDER MY DIRECTION
SUPERVISING AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF
CONFIDENTIAL TO THE CHICAGO TRIBUNE
1981



PROCESSED BY
MILWAUKEE POLICE
5010-10-100

Age	Sex	SS, 10% DISCONTINUATION	SS, 10% DISCONTINUATION	SS, 10% DISCONTINUATION	SS, 10% DISCONTINUATION
18	M	100	100	100	100
19	F	100	100	100	100
20	F	100	100	100	100
21	F	100	100	100	100
22	F	100	100	100	100
23	F	100	100	100	100
24	F	100	100	100	100
25	F	100	100	100	100
26	F	100	100	100	100
27	F	100	100	100	100
28	F	100	100	100	100
29	F	100	100	100	100
30	F	100	100	100	100
31	F	100	100	100	100
32	F	100	100	100	100
33	F	100	100	100	100
34	F	100	100	100	100
35	F	100	100	100	100
36	F	100	100	100	100
37	F	100	100	100	100
38	F	100	100	100	100
39	F	100	100	100	100
40	F	100	100	100	100
41	F	100	100	100	100
42	F	100	100	100	100
43	F	100	100	100	100
44	F	100	100	100	100
45	F	100	100	100	100
46	F	100	100	100	100
47	F	100	100	100	100
48	F	100	100	100	100
49	F	100	100	100	100
50	F	100	100	100	100
51	F	100	100	100	100
52	F	100	100	100	100
53	F	100	100	100	100
54	F	100	100	100	100
55	F	100	100	100	100
56	F	100	100	100	100
57	F	100	100	100	100
58	F	100	100	100	100
59	F	100	100	100	100
60	F	100	100	100	100
61	F	100	100	100	100
62	F	100	100	100	100
63	F	100	100	100	100
64	F	100	100	100	100
65	F	100	100	100	100
66	F	100	100	100	100
67	F	100	100	100	100
68	F	100	100	100	100
69	F	100	100	100	100
70	F	100	100	100	100
71	F	100	100	100	100
72	F	100	100	100	100
73	F	100	100	100	100
74	F	100	100	100	100
75	F	100	100	100	100
76	F	100	100	100	100
77	F	100	100	100	100
78	F	100	100	100	100
79	F	100	100	100	100
80	F	100	100	100	100
81	F	100	100	100	100
82	F	100	100	100	100
83	F	100	100	100	100
84	F	100	100	100	100
85	F	100	100	100	100
86	F	100	100	100	100
87	F	100	100	100	100

LA
INTERIOR
ARCHITECTS

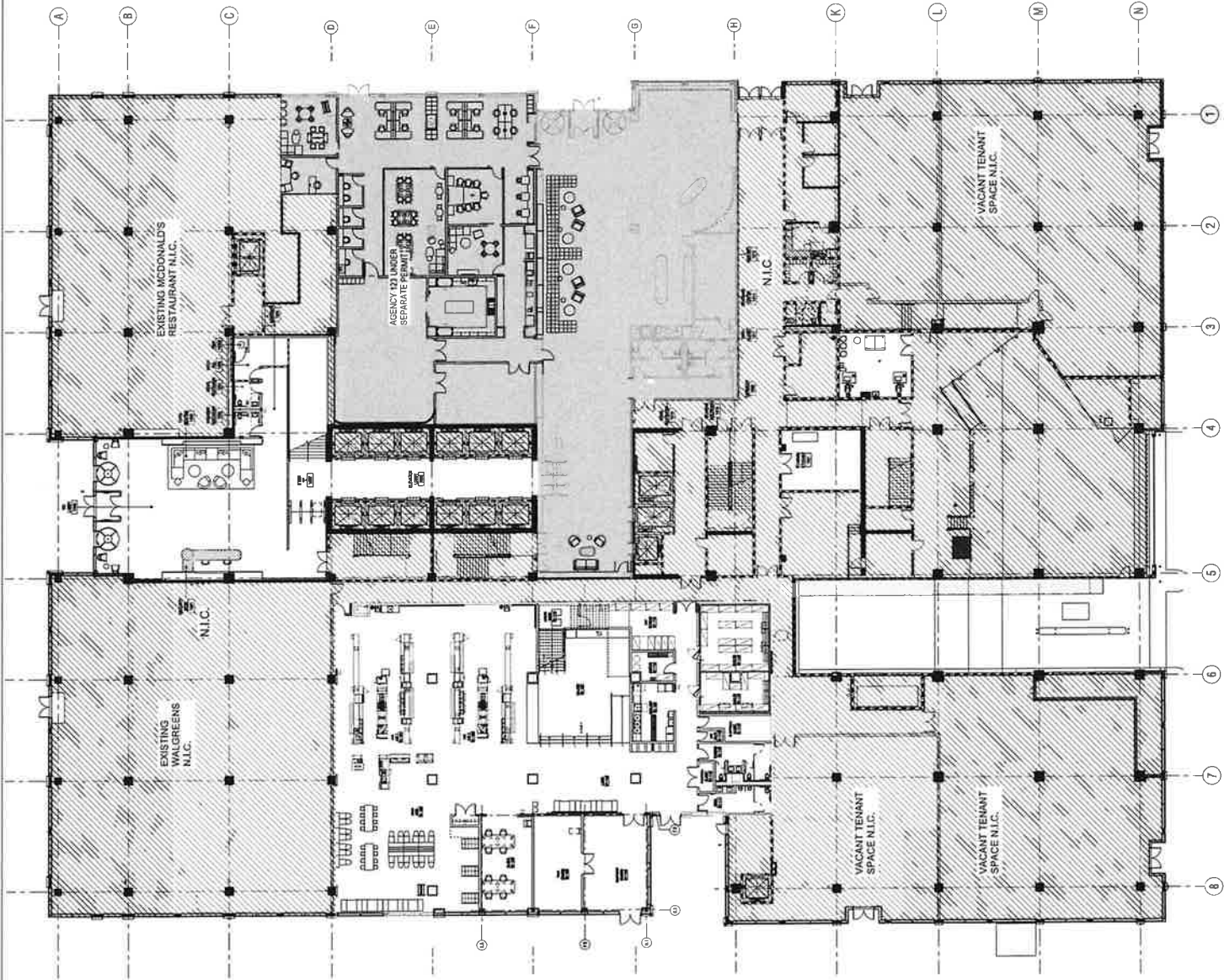
CHIOGO

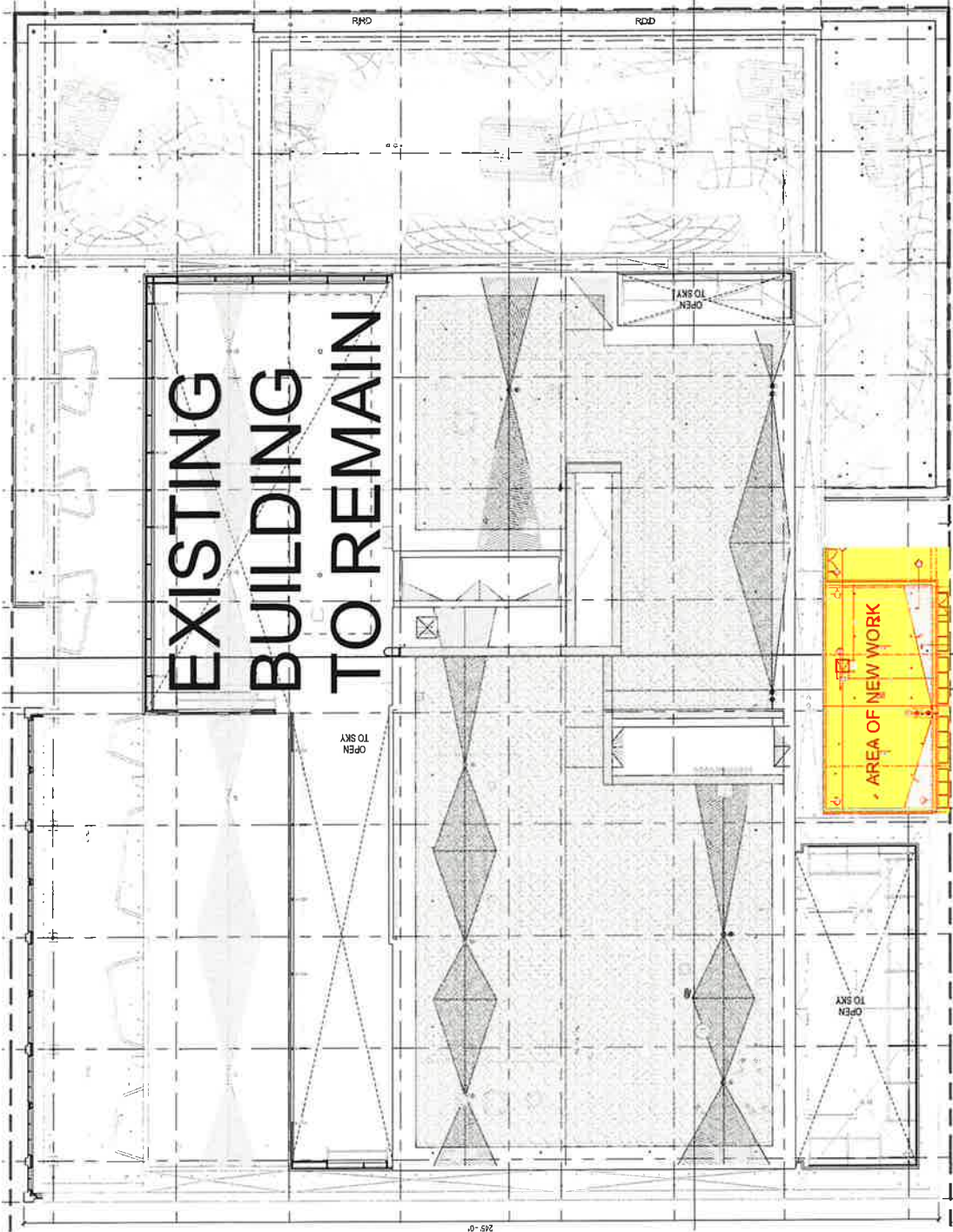
104 SOUTH MICHIGAN AVENUE
SUITE 1200
CHICAGO, IL 60603

TEL 312-468-5200 FAX 608-292-0361

[illegible]

1ST FLOOR

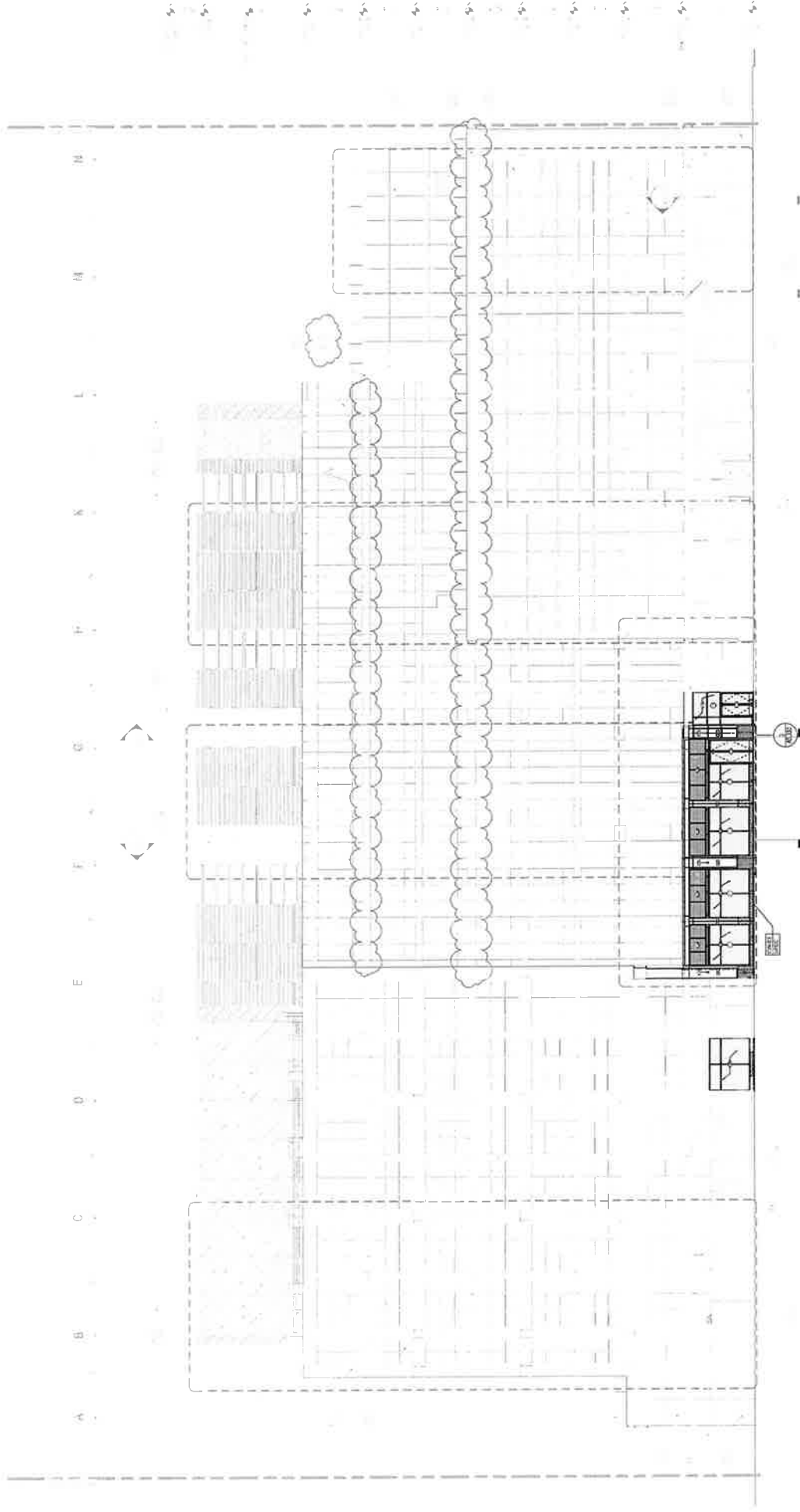
01A-1.100



IA INTERIOR ARCHITECTS CHICAGO
104 SOUTH MICHIGAN AVENUE, SUITE 1200
CHICAGO, IL 60603

Project Name: PROJECT ROMULUS
Job Number: 05MCD0000.000
Drawing Title: Roof Plan
6022 INTERIOR ARCHITECTS

1/30/2023



IA INTERIOR ARCHITECTS CHICAGO
104 SOUTH MICHIGAN AVENUE, SUITE 200
CHICAGO, IL 60603

Project Name: PROJECT ROMULUS
Job Number: 05M/CDC.0060.000
Drawing Title: West Elevation

©202 INTERIOR ARCHITECTS



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

January 27, 2017

Richard Klawiter
DLA Piper LLP
203 N. LaSalle St., Suite 1900
Chicago, Illinois 60601-1293

**Re: Site Plan Approval Letter Pursuant to Planned Development Statement 15 of PD #1344 –
Approximately 110 N. Carpenter St.**

Dear Mr. Klawiter:

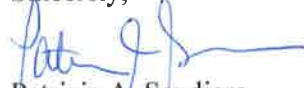
The City of Chicago Department of Planning and Development (DPD) has reviewed the plans and elevations submitted for the project identified above. The project consists of the construction of a new nine-story office building with ground level retail and a minimum of 300 parking spaces in two levels of subterranean parking located at approximately 110 N. Carpenter St. within Planned Development #1344. Pursuant to the terms set forth in Planned Development Statement 15 of Planned Development #1344, the request for approval includes the following attached documents:

- A1.000 – Composite Plan – Site Plan (12.20.2016)
- A3.100 – East Elevation Overall (1.26.2017)
- A3.101 – North Elevation Overall (1.26.2017)
- A3.102 – West Elevation Overall (1.26.2017)
- A3.103 – South Elevation Overall (1.26.2017)

Upon review of the materials submitted, DPD has determined that above-referenced plans and elevations are consistent with, and satisfy, the requirements of the Planned Development. Accordingly, this submittal for Business Planned Development #1344 is hereby approved as conforming to the Planned Development as passed by the Chicago City Council (9-14-2016) and shall respectively replace City Council Journal pages 32077, 32081, 32802, 32083 and 32084.

As indicated in Planned Development Statement #3 of Planned Development #1344, adjustment of the public-right-of-way requires a separate submittal by the applicant to the Chicago Department of Transportation.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

Originated by: Heidi Sperry
cc: Mike Marmo (DPD)
Erik Glass (DPD)
William Higgins (CDOT)
Planned Development files

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

SHEET NOTES

1. All dimensions are in feet and inches.
2. All materials are to be of the highest quality.
3. All work is to be done in accordance with the latest edition of the Building Code of the City of New York.
4. All work is to be done in accordance with the latest edition of the National Building Code.
5. All work is to be done in accordance with the latest edition of the International Building Code.
6. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
7. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
8. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
9. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
10. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.

STERLING BAY
100 West Street, New York, N.Y.

Gensler

ARCHITECT

100 West Street, New York, N.Y.

GENERAL NOTES

GENERAL NOTES

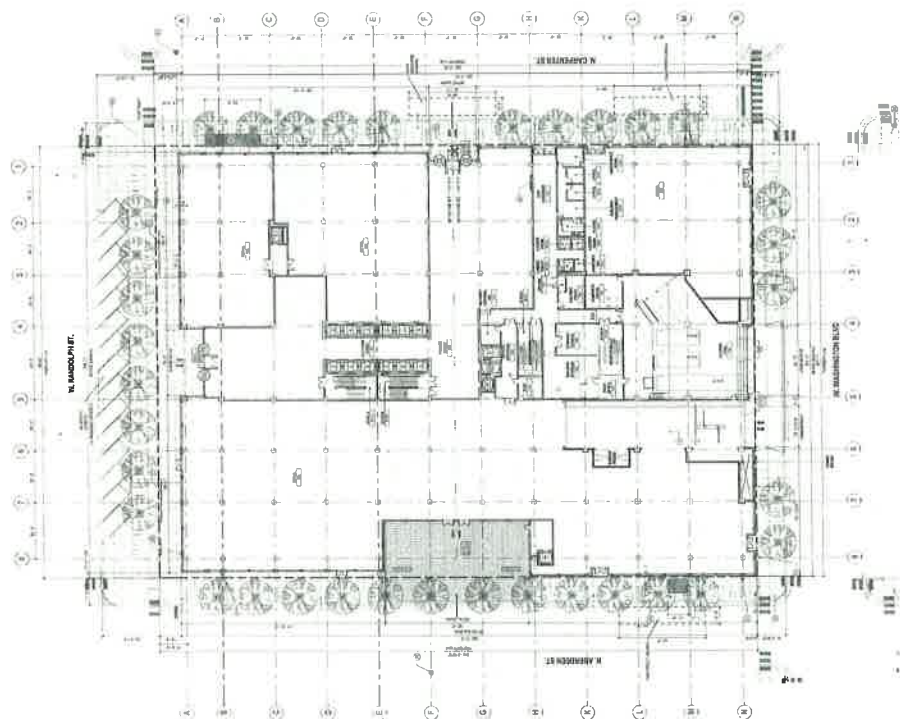
1. All dimensions are in feet and inches.
2. All materials are to be of the highest quality.
3. All work is to be done in accordance with the latest edition of the Building Code of the City of New York.
4. All work is to be done in accordance with the latest edition of the National Building Code.
5. All work is to be done in accordance with the latest edition of the International Building Code.
6. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
7. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
8. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
9. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.
10. All work is to be done in accordance with the latest edition of the American Institute of Architects Code of Ethics.

PROCESSING - NOT FOR CONSTRUCTION

A1.000

6/27/14 GCD

1 COMPOSITE PLAN SITE PLAN



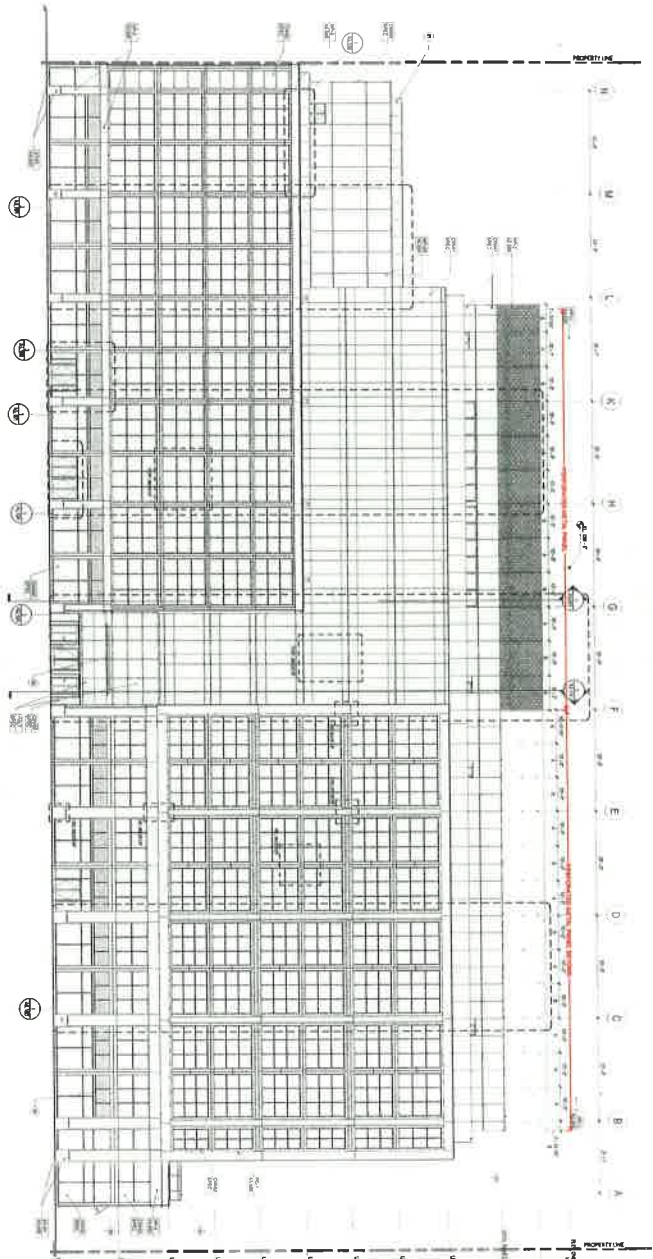
1. 100% COMPLETE
2. 90% COMPLETE
3. 80% COMPLETE
4. 70% COMPLETE
5. 60% COMPLETE
6. 50% COMPLETE
7. 40% COMPLETE
8. 30% COMPLETE
9. 20% COMPLETE
10. 10% COMPLETE
11. 5% COMPLETE
12. 0% COMPLETE

STERLING BAY
1811 GARDEN ST. SUITE 100
ANN ARBOR, MI 48106

Gensler
1000 17th Street, NW
Washington, DC 20036
202.637.6000
www.gensler.com

ARCHITECT
1000 17th Street, NW
Washington, DC 20036
202.637.6000
www.gensler.com

WASHINGTON
1000 17th Street, NW
Washington, DC 20036
202.637.6000
www.gensler.com



EXTERIOR LEGEND

- 1. 100% COMPLETE
- 2. 90% COMPLETE
- 3. 80% COMPLETE
- 4. 70% COMPLETE
- 5. 60% COMPLETE
- 6. 50% COMPLETE
- 7. 40% COMPLETE
- 8. 30% COMPLETE
- 9. 20% COMPLETE
- 10. 10% COMPLETE
- 11. 5% COMPLETE
- 12. 0% COMPLETE

01.26.17 SITE PLAN REVIEW

0'-0"=14'-0" CCD
A3.100

SHEET NOTES

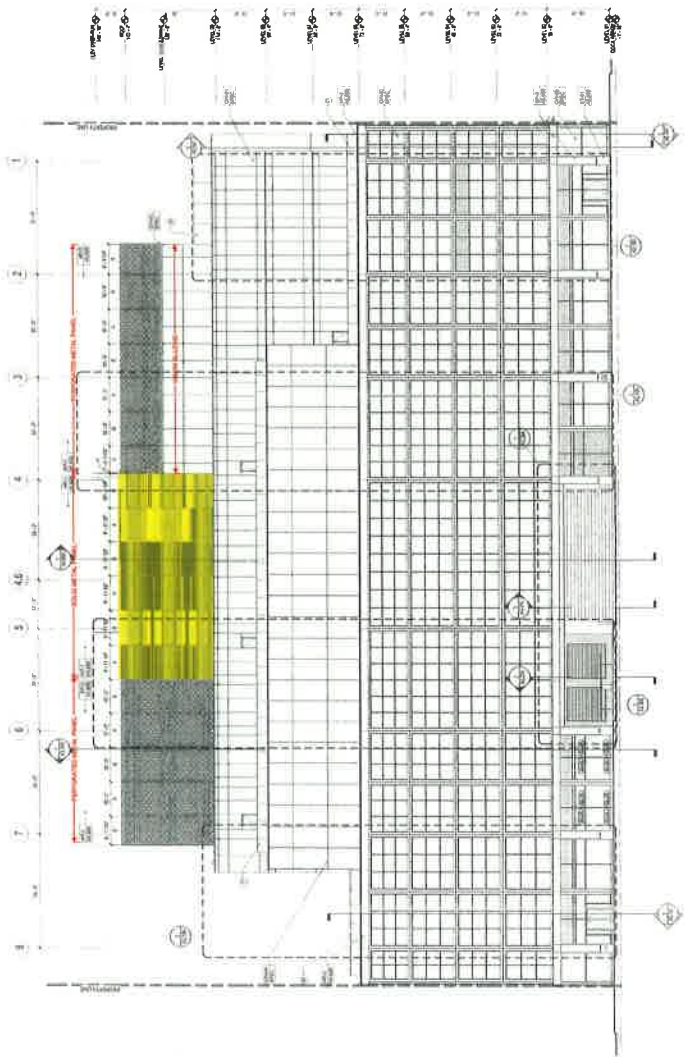
STERLING BAY

Gensler

1000 15th Street, Suite 1000
New York, NY 10019
Tel: 212 512 2000
Fax: 212 512 2001
www.gensler.com

TELERA

1000 15th Street, Suite 1000
New York, NY 10019
Tel: 212 512 2000
Fax: 212 512 2001
www.telera.com



EXTERIOR LEGEND

- 1. EXTERIOR LEGEND FOR EXISTENCE
- 2. EXTERIOR LEGEND FOR PROPOSED
- 3. EXTERIOR LEGEND FOR EXISTENCE
- 4. EXTERIOR LEGEND FOR PROPOSED
- 5. EXTERIOR LEGEND FOR EXISTENCE
- 6. EXTERIOR LEGEND FOR PROPOSED
- 7. EXTERIOR LEGEND FOR EXISTENCE
- 8. EXTERIOR LEGEND FOR PROPOSED
- 9. EXTERIOR LEGEND FOR EXISTENCE
- 10. EXTERIOR LEGEND FOR PROPOSED
- 11. EXTERIOR LEGEND FOR EXISTENCE
- 12. EXTERIOR LEGEND FOR PROPOSED
- 13. EXTERIOR LEGEND FOR EXISTENCE
- 14. EXTERIOR LEGEND FOR PROPOSED
- 15. EXTERIOR LEGEND FOR EXISTENCE
- 16. EXTERIOR LEGEND FOR PROPOSED
- 17. EXTERIOR LEGEND FOR EXISTENCE
- 18. EXTERIOR LEGEND FOR PROPOSED
- 19. EXTERIOR LEGEND FOR EXISTENCE
- 20. EXTERIOR LEGEND FOR PROPOSED
- 21. EXTERIOR LEGEND FOR EXISTENCE
- 22. EXTERIOR LEGEND FOR PROPOSED
- 23. EXTERIOR LEGEND FOR EXISTENCE
- 24. EXTERIOR LEGEND FOR PROPOSED
- 25. EXTERIOR LEGEND FOR EXISTENCE
- 26. EXTERIOR LEGEND FOR PROPOSED
- 27. EXTERIOR LEGEND FOR EXISTENCE
- 28. EXTERIOR LEGEND FOR PROPOSED
- 29. EXTERIOR LEGEND FOR EXISTENCE
- 30. EXTERIOR LEGEND FOR PROPOSED
- 31. EXTERIOR LEGEND FOR EXISTENCE
- 32. EXTERIOR LEGEND FOR PROPOSED
- 33. EXTERIOR LEGEND FOR EXISTENCE
- 34. EXTERIOR LEGEND FOR PROPOSED
- 35. EXTERIOR LEGEND FOR EXISTENCE
- 36. EXTERIOR LEGEND FOR PROPOSED
- 37. EXTERIOR LEGEND FOR EXISTENCE
- 38. EXTERIOR LEGEND FOR PROPOSED
- 39. EXTERIOR LEGEND FOR EXISTENCE
- 40. EXTERIOR LEGEND FOR PROPOSED
- 41. EXTERIOR LEGEND FOR EXISTENCE
- 42. EXTERIOR LEGEND FOR PROPOSED
- 43. EXTERIOR LEGEND FOR EXISTENCE
- 44. EXTERIOR LEGEND FOR PROPOSED
- 45. EXTERIOR LEGEND FOR EXISTENCE
- 46. EXTERIOR LEGEND FOR PROPOSED
- 47. EXTERIOR LEGEND FOR EXISTENCE
- 48. EXTERIOR LEGEND FOR PROPOSED
- 49. EXTERIOR LEGEND FOR EXISTENCE
- 50. EXTERIOR LEGEND FOR PROPOSED
- 51. EXTERIOR LEGEND FOR EXISTENCE
- 52. EXTERIOR LEGEND FOR PROPOSED
- 53. EXTERIOR LEGEND FOR EXISTENCE
- 54. EXTERIOR LEGEND FOR PROPOSED
- 55. EXTERIOR LEGEND FOR EXISTENCE
- 56. EXTERIOR LEGEND FOR PROPOSED
- 57. EXTERIOR LEGEND FOR EXISTENCE
- 58. EXTERIOR LEGEND FOR PROPOSED
- 59. EXTERIOR LEGEND FOR EXISTENCE
- 60. EXTERIOR LEGEND FOR PROPOSED
- 61. EXTERIOR LEGEND FOR EXISTENCE
- 62. EXTERIOR LEGEND FOR PROPOSED
- 63. EXTERIOR LEGEND FOR EXISTENCE
- 64. EXTERIOR LEGEND FOR PROPOSED
- 65. EXTERIOR LEGEND FOR EXISTENCE
- 66. EXTERIOR LEGEND FOR PROPOSED
- 67. EXTERIOR LEGEND FOR EXISTENCE
- 68. EXTERIOR LEGEND FOR PROPOSED
- 69. EXTERIOR LEGEND FOR EXISTENCE
- 70. EXTERIOR LEGEND FOR PROPOSED
- 71. EXTERIOR LEGEND FOR EXISTENCE
- 72. EXTERIOR LEGEND FOR PROPOSED
- 73. EXTERIOR LEGEND FOR EXISTENCE
- 74. EXTERIOR LEGEND FOR PROPOSED
- 75. EXTERIOR LEGEND FOR EXISTENCE
- 76. EXTERIOR LEGEND FOR PROPOSED
- 77. EXTERIOR LEGEND FOR EXISTENCE
- 78. EXTERIOR LEGEND FOR PROPOSED
- 79. EXTERIOR LEGEND FOR EXISTENCE
- 80. EXTERIOR LEGEND FOR PROPOSED
- 81. EXTERIOR LEGEND FOR EXISTENCE
- 82. EXTERIOR LEGEND FOR PROPOSED
- 83. EXTERIOR LEGEND FOR EXISTENCE
- 84. EXTERIOR LEGEND FOR PROPOSED
- 85. EXTERIOR LEGEND FOR EXISTENCE
- 86. EXTERIOR LEGEND FOR PROPOSED
- 87. EXTERIOR LEGEND FOR EXISTENCE
- 88. EXTERIOR LEGEND FOR PROPOSED
- 89. EXTERIOR LEGEND FOR EXISTENCE
- 90. EXTERIOR LEGEND FOR PROPOSED
- 91. EXTERIOR LEGEND FOR EXISTENCE
- 92. EXTERIOR LEGEND FOR PROPOSED
- 93. EXTERIOR LEGEND FOR EXISTENCE
- 94. EXTERIOR LEGEND FOR PROPOSED
- 95. EXTERIOR LEGEND FOR EXISTENCE
- 96. EXTERIOR LEGEND FOR PROPOSED
- 97. EXTERIOR LEGEND FOR EXISTENCE
- 98. EXTERIOR LEGEND FOR PROPOSED
- 99. EXTERIOR LEGEND FOR EXISTENCE
- 100. EXTERIOR LEGEND FOR PROPOSED

01.25.17 SITE PLAN REVIEW

Project Name: Sterling Bay
Project Number: 1000 15th Street
Project Location: New York, NY
Project Date: 01.25.17
Project Status: Review
Project Manager: [Name]
Project Engineer: [Name]
Project Architect: [Name]
Project Designer: [Name]
Project Draftsman: [Name]
Project Checker: [Name]
Project Approver: [Name]

A3.103

0.0"=14.0' CSD



DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293
www.dlapiper.com

Richard F. Klawiter
richard.klawiter@dlapiper.com
T 312.368.7243
F 312.630.7337

December 20, 2016
VIA E-MAIL AND MESSENGER

Patrick Murphey
Assistant Commissioner
Department of Planning and Development
City of Chicago
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

**Re: Request for Site Plan Approval
Business Planned Development No. 1344 (the "PD")**

Dear Patrick:

This firm represents 110 North Carpenter LLC (the "Applicant"), which is the owner of 110 North Carpenter.

The PD was approved on September 14, 2016. At that time, the Applicant and Department of Planning and Development acknowledged that the building design may continue to evolve subsequent to the approval of the PD.

Accordingly, pursuant to Section 17-13-0800 of the Zoning Ordinance and Statement 15 of the PD, the Applicant hereby requests site plan approval of the enclosed plans and elevations, which reflect the following changes:

- 1) The design of the innovation center (or "jewel box") on the 6th floor of the building has evolved slightly but still maintains the original design intent of a clean glass box.
- 2) Two parking spaces have been eliminated on Randolph Street in front of the building entrance for ease of shuttle access. A dedicated shuttle drop off/pick up at the Carpenter entry has been added.
- 3) The loading dock configuration has been revised to provide five berths instead of three. Note that the size of the curb cut on Washington will not change.
- 4) Louvers have been added on the third floor south elevation to allow for exhaust from a tenant-proposed test kitchen.
- 5) Either louvers or spandrel glass have been added adjacent to the loading and parking entries on the south elevation to accommodate a ComEd substation in the building.
- 6) Two trees have been removed on Carpenter Street closest to the main building entrance and the tree grates on all streets surrounding the property have been replaced with 5'x5' tree grates instead of 5'x10' grates to improve the pedestrian experience.
- 7) The architectural massing on the rooftop has been adjusted to decrease the scale of the mechanical areas. The simple metal panel portion has been changed to corrugated metal panel.



Patrick Murphey
December 20, 2016
Page Two

- 8) The mechanical and amenity space on the ninth floor has been expanded by approximately twenty feet to the north.

Thank you for your attention to this matter. Please call me with any questions.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink, appearing to read 'R. Klawiter', written over the printed name.

Richard F. Klawiter
Partner

Enclosures

cc (via e-mail): Patti Scudiero
Noah Szafraniec
Teresa McLaughlin
Mike Marmo
Paul Turilli
Anthony Hrusovsky

EAST\138105289.2

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 18861)

(Common Address: 100 -- 136 N. Carpenter St., 1033 -- 1057 W. Randolph St.,
101 -- 137 N. Aberdeen St. And 1032 -- 1056 W. Washington Blvd.)

[SO2016-4779]

BPD 1344

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Carpenter Street; West Randolph Street; North Aberdeen Street; and West Washington Boulevard,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Carpenter Street; West Randolph Street; North Aberdeen Street; and West Washington Boulevard,

to those of a Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and signature by the mayor.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development No. 1344.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1344 ("Planned Development") consists of approximately 86,804 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map (the "Property"); 110 North Carpenter LLC is the owner of the Property and the "Applicant" for this Planned Development.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted Plans must be approved by CDOT.

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and Plans attached hereto prepared by Gensler and dated July 21, 2016 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a P.D. Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Landscape Plant List and Details; a Green Roof Diagram; Building Elevations (North, South, East and West) and Wall Sections (Randolph Street Detail and Carpenter Street Detail 01 and 02). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this

Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: all uses allowed in the DX-5 Downtown Mixed-Use District, including, without limitation, office; high technology office; daycare; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns and outdoor patios); indoor special event including incidental liquor sales; financial services; small and medium venues, banquet or meeting halls; food and beverage retail sales; liquor sales; medical service; personal service; general retail sales; participant sports and recreation; car wash; limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities and incidental and accessory uses and non-accessory and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 86,804 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will be subject to the following Neighborhood Opportunity Fund floor area bonus criteria; otherwise more specifically described in Sections 16-14-010, 17-4-1000 and other referenced portions of the Chicago Municipal Code as follows:

Description	FAR
Base FAR	5.00
Neighborhoods Opportunity	2.00
Total FAR:	7.00

Neighborhoods Opportunity Bonus Calculation

$$2.0 \times 86,804 = 173,608 \text{ square feet}$$

$$173,608 \text{ square feet} \times \$29.00 \text{ per square foot} \times 0.80 = \$4,027,705.60 \text{ contribution}$$

Pursuant to Section 17-4-1003-C, prior to the issuance of the first building permit for any building or buildings within the Planned Development, the Neighborhoods Opportunity Fund floor area bonus payment, as further described in this Statement 8 and Section 16-14-010, shall be paid in full; provided, however, if the Planned Development is constructed in phases, the bonus payment shall be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued.

The Applicant, its successors or assigns, shall contribute the amount of Four Million Twenty-seven Thousand Seven Hundred Five and 60/100 Dollars (\$4,027,705.60) to the City of Chicago prior to the issuance of the "Part II Approval" as follows: Three Million Two Hundred Twenty-two Thousand One Hundred Sixty-four and 48/100 Dollars (\$3,222,164.48) into the Neighborhoods Opportunity Fund and Four Hundred Two Thousand Seven Hundred Seventy and 56/100 Dollars (\$402,770.56) into each of the Citywide Adopt-a-Landmark Fund and Local Impact Fund. The amount of bonus floor area and corresponding payment may be modified prior to issuance of a building permit in accordance with Section 17-4-1003-C of the Zoning Ordinance, provided that the total FAR does not exceed the maximum FAR set forth in this Planned Development. The funds contributed pursuant to this Statement 8 shall be utilized as set forth in Section 17-4-1004 (Neighborhoods Opportunity Fund), 17-4-1005 (Local Impact Bonus) and 17-4-1006 (Citywide Adopt-a-Landmark) of the Zoning Ordinance. The Applicant's obligations pursuant to this Statement 8 shall be fully satisfied upon payment of the amounts set forth herein (as modified pursuant to Section 17-4-1003-C).

It is currently anticipated that the Four Hundred Two Thousand Seven Hundred Seventy and 56/100 Dollars (\$402,770.56) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for a public library within one (1) mile of the Planned Development site. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of a Part II Approval, building permit or certificate of occupancy for the Planned Development.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification (or equivalent alternative certification, such as Energy Star) and provide a 50 percent green roof equivalent to an actual total of 23,455 square feet.
15. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the building elevations or materials and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed by DPD pursuant to Section 17-13-0800.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

9/14/2016

REPORTS OF COMMITTEES

32073

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map;
 Site Plan; Landscape Plan; Landscape Plant Lists and Details; Green Roof
 Diagram; North, South, East and West Building Elevations; and Wall
 Sections referred to in these Plan of Development Statements
 printed on pages 32074 through 32087 of
 this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements
 reads as follows:

Business Planned Development No. 1344

Bulk Regulations And Data Table.

Gross Site Area (square feet):	143,424
Area of Public Rights-of-Way (square feet):	56,620
Net Site Area (square feet):	86,804
Maximum Floor Area Ratio:	7.0
Minimum Off-Street Parking Spaces:	300
Minimum Off-Street Loading Spaces:	1 (10 feet by 50 feet) 2 (10 feet by 25 feet)
Maximum Building Height:	In conformance with the Plans
Minimum Setbacks:	In conformance with the Plans

EXISTING ZONING MAP



PD Exhibit 07.10.2015
SE Gensler

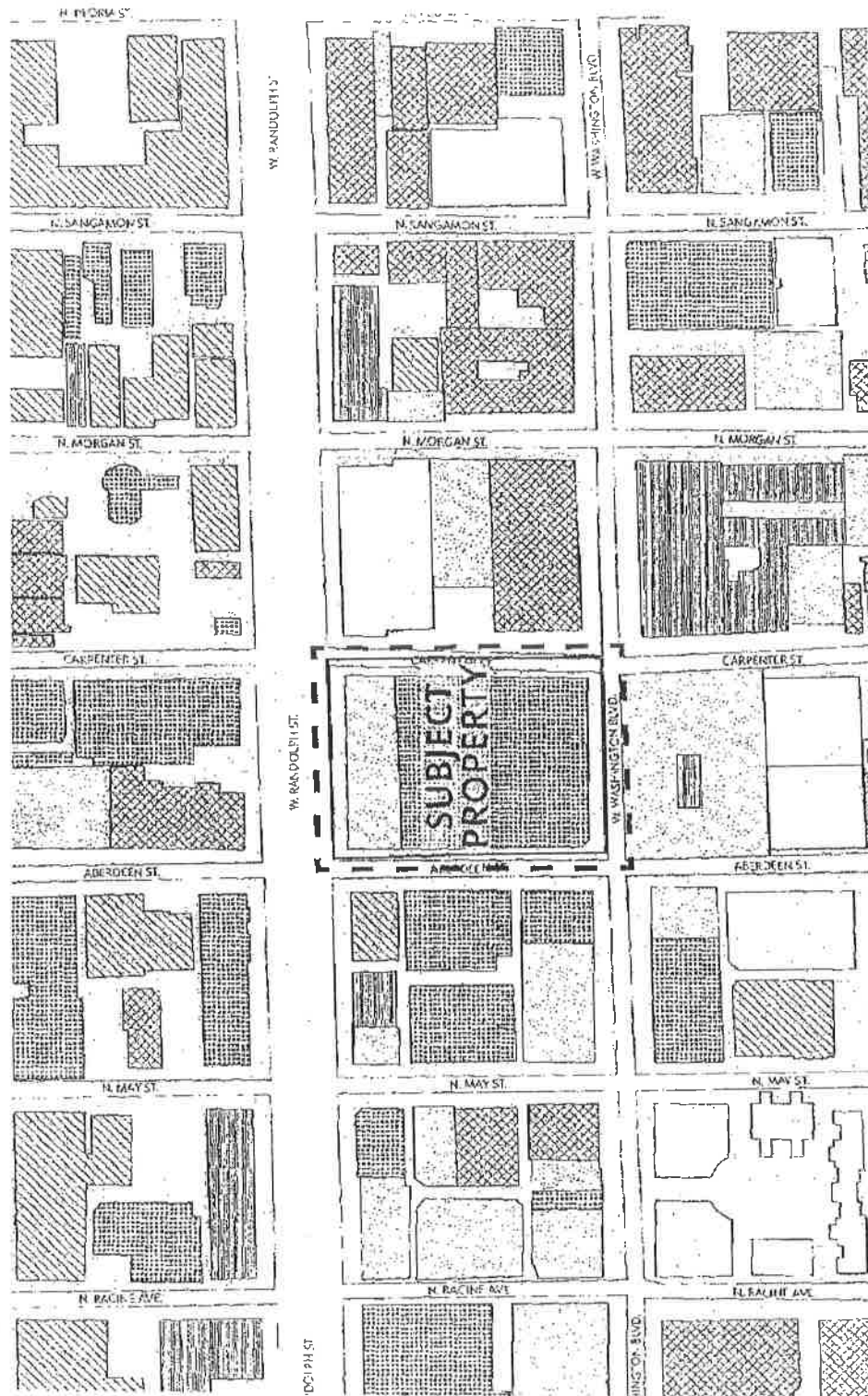
As of: 11/10/2015
Address: 100-126 North Carpenter Street, 1033-1037 West Randolph Street, 101-117 North Aberdeen Street, 1032-1036 West Washington Boulevard
Introduction Date: June 22, 2016
Sign Expiration: July 21, 2016

9/14/2016

REPORTS OF COMMITTEES

32075

EXISTING LAND USE MAP

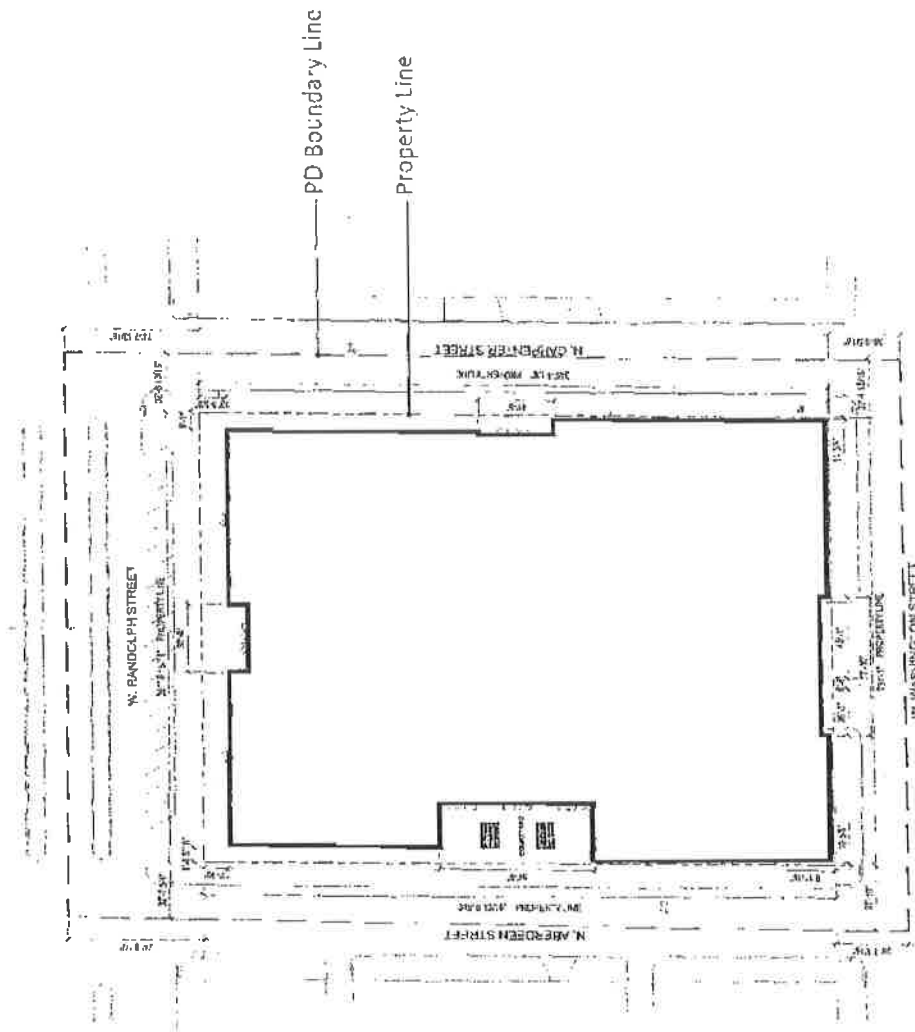


PC 20160707 07:20:2016

Gensler

Applicant: 110 N. Carpenter, LLC
Address: 100-136 North Carpenter Street, 1031-1057 West Rendall Street, 101-137 North Aberdeen Street, 1032-1055 West Washington Boulevard
Introduction Date: June 22, 2016
Staff Commission: July 21, 2016

PD BOUNDARY AND PROPERTY LINE MAP



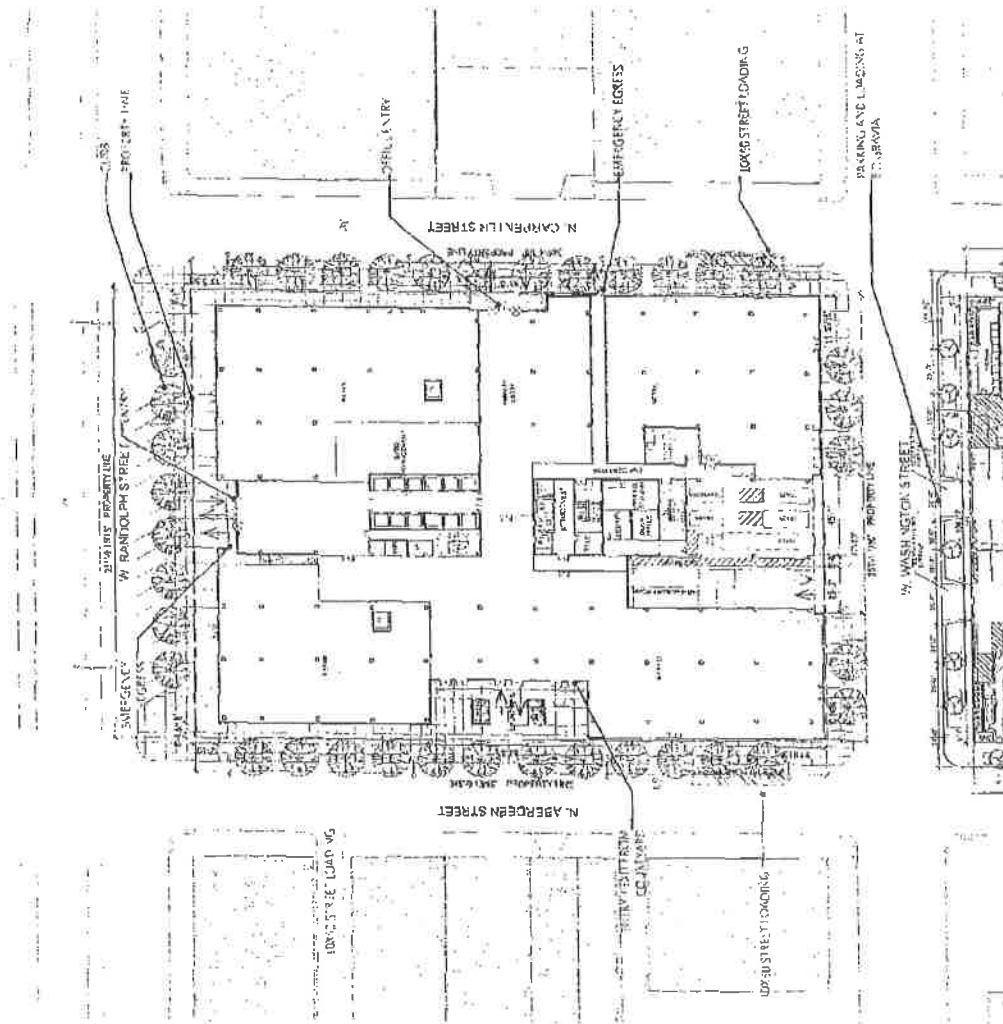
PD Exhibit 07.20.2016



Gensler

Applicant: 110 N. Carpenter, L.C.
 Address: 100-136 N. Carpenter Street; 1043-1057 West Randolph Street; 101-137 North Aberdeen Street; 1032-1056 West Washington Street
 Introduction Date: June 22, 2016
 Plan Commission: July 21, 2016

SITE PLAN



PD Exhibit 07-20-2015

Gensler

Applicant: T. N. Carpenter, LLC
 Address: 1013-1017 North Carpenter Street, 1013-1017 West Randolph Street, 1013-1016 West Washington Blvd.
 Introduction Date: June 22, 2016
 Plan Commission: July 21, 2016

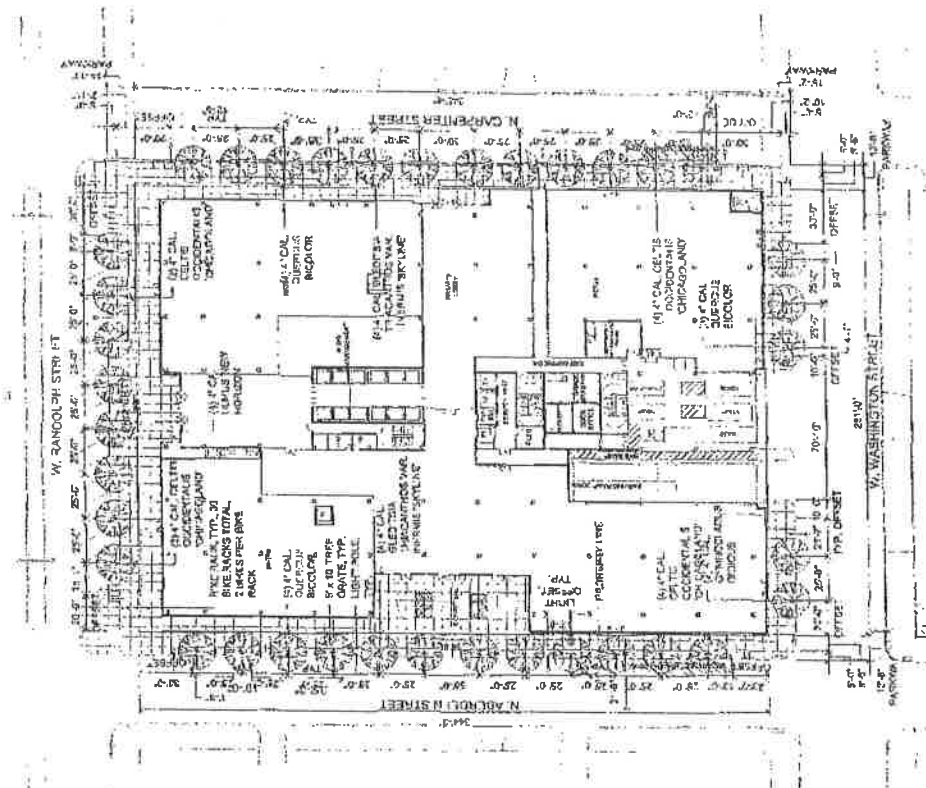


FD EYH:b: Q7.70.20'-6



Gensler

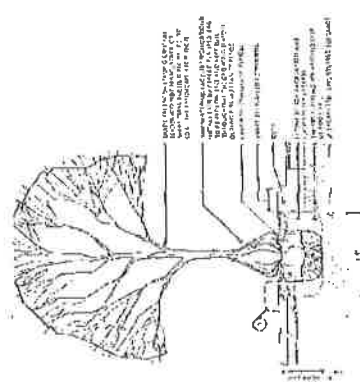
LANDSCAPE PLAN



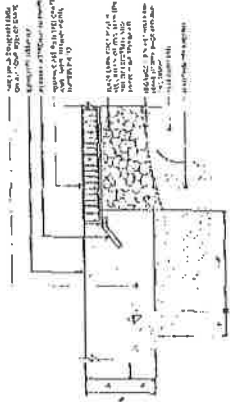
Applicant: TBC N. Carpenter, LLC
Address: 130-136 North Carpenter Street, 1033 105 / West Randolph Street, 101-127 North Auburn Street, 1032 1056 West Windy Point Roadward
Introduction Date: June 27, 2016
Plan Commission: July 22, 2016

LANDSCAPE PLANT LIST AND DETAILS

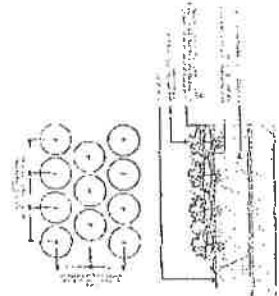
PLANT NAME	COMMON NAME	HT.	WID.	ROOTS	REMARKS
1. <i>Quercus macrocarpa</i>	White Oak	20'	20'	Shallow	Native to the area, drought tolerant.
2. <i>Quercus prinus</i>	Prickly Pear Oak	20'	20'	Shallow	Native to the area, drought tolerant.
3. <i>Quercus laevis</i>	Swamp White Oak	20'	20'	Shallow	Native to the area, drought tolerant.
4. <i>Quercus lyrata</i>	Live Oak	20'	20'	Shallow	Native to the area, drought tolerant.
5. <i>Quercus falcata</i>	Winged Live Oak	20'	20'	Shallow	Native to the area, drought tolerant.
6. <i>Quercus muhlenbergii</i>	Chickasaw Oak	20'	20'	Shallow	Native to the area, drought tolerant.
7. <i>Quercus coccinea</i>	Scarlet Oak	20'	20'	Shallow	Native to the area, drought tolerant.
8. <i>Quercus rubra</i>	Red Oak	20'	20'	Shallow	Native to the area, drought tolerant.
9. <i>Quercus sp.</i>	White Oak	20'	20'	Shallow	Native to the area, drought tolerant.
10. <i>Quercus sp.</i>	Prickly Pear Oak	20'	20'	Shallow	Native to the area, drought tolerant.
11. <i>Quercus sp.</i>	Swamp White Oak	20'	20'	Shallow	Native to the area, drought tolerant.
12. <i>Quercus sp.</i>	Live Oak	20'	20'	Shallow	Native to the area, drought tolerant.
13. <i>Quercus sp.</i>	Winged Live Oak	20'	20'	Shallow	Native to the area, drought tolerant.
14. <i>Quercus sp.</i>	Chickasaw Oak	20'	20'	Shallow	Native to the area, drought tolerant.
15. <i>Quercus sp.</i>	Scarlet Oak	20'	20'	Shallow	Native to the area, drought tolerant.
16. <i>Quercus sp.</i>	Red Oak	20'	20'	Shallow	Native to the area, drought tolerant.
17. <i>Quercus sp.</i>	White Oak	20'	20'	Shallow	Native to the area, drought tolerant.
18. <i>Quercus sp.</i>	Prickly Pear Oak	20'	20'	Shallow	Native to the area, drought tolerant.
19. <i>Quercus sp.</i>	Swamp White Oak	20'	20'	Shallow	Native to the area, drought tolerant.
20. <i>Quercus sp.</i>	Live Oak	20'	20'	Shallow	Native to the area, drought tolerant.



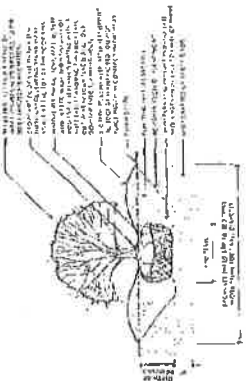
2. TREE CROSS SECTION



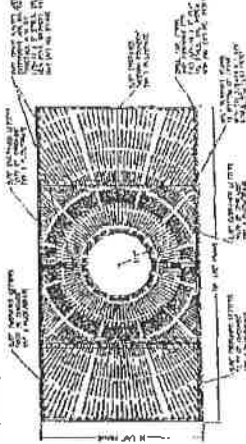
3. TREE CROSS SECTION



4. TREE CROSS SECTION



5. TREE CROSS SECTION



6. TREE CROSS SECTION

FINAL FOR PUBLICATION

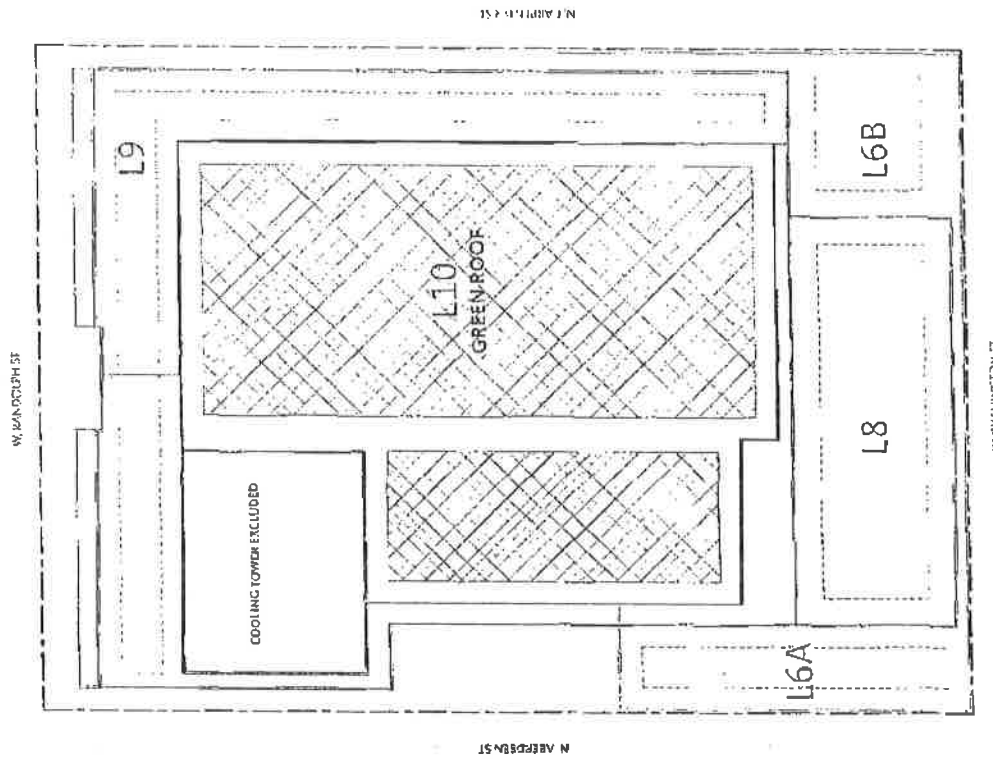
GREEN ROOF DIAGRAM

Level	Net Roof (sf)	Green Roof (sf)
L10	25,497	25,497
L9	7,068	0
	5,732	0
L8	5,257	
L6A	1,735	
L6B	1,681	
TOTAL	46,910	25,497

REQUIRED GREEN ROOF AREA PER CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY = 50% (46,910 SF) = 23,455 SF

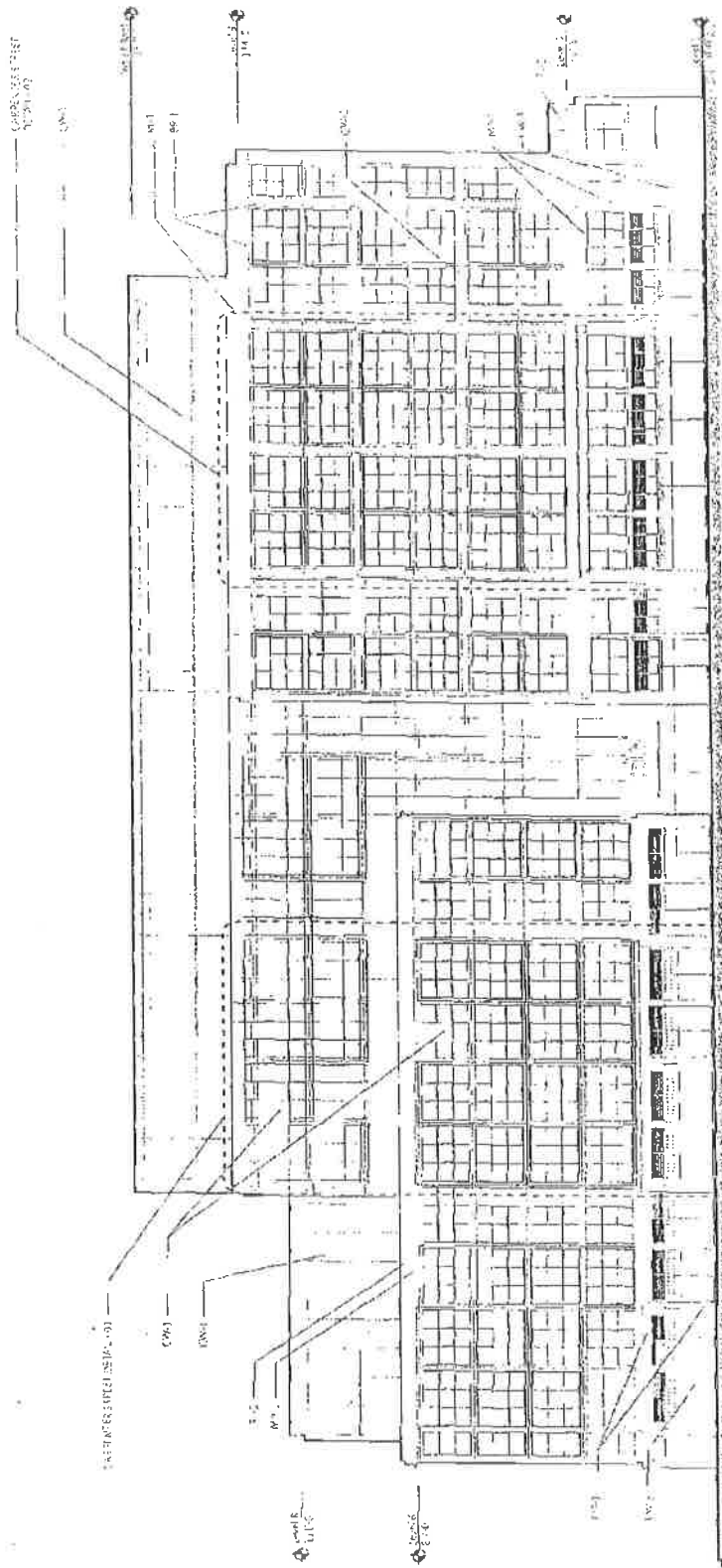
PROPOSED GREEN ROOF AREA = 25,497 SF

EXTENT OF PROPOSED GREEN ROOF



BUILDING ELEVATIONS

East Elevation



SIGNAGE LOCATION:

- 1. Main Entrance Signage - 10' x 12' Signage
- 2. Main Entrance Signage - 10' x 12' Signage
- 3. Main Entrance Signage - 10' x 12' Signage

EXTERIOR WALL TYPES:

- BR-1: Solid Brick Masonry
- CW-1: Concrete Wall System with 4" Insulation and 1/2" Gypsum Board
- CW-2: Concrete Wall System with 4" Insulation and 1/2" Gypsum Board
- CW-3: Concrete Wall System with 4" Insulation and 1/2" Gypsum Board

Architect: LIO H Carpenter, LLC

Address: 1033-1057 West Randolph Street, Chicago, IL 60607

Introduction: Date: 10/22/2016

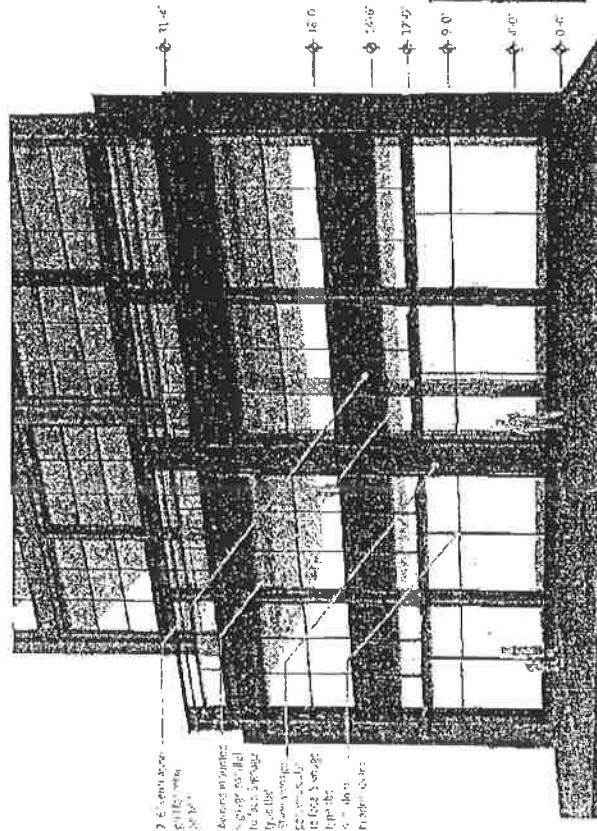
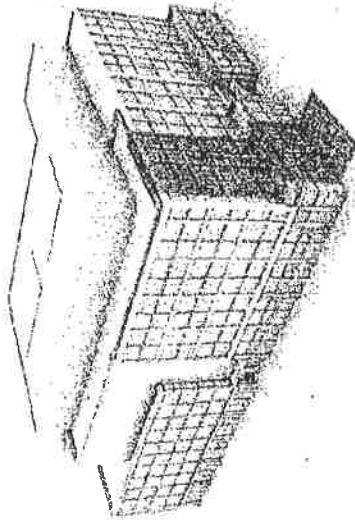
Plan: Construction: 10/22/2016

- CW-3: Concrete Wall System with 4" Insulation and 1/2" Gypsum Board
- BR-1: Solid Brick Masonry
- CW-2: Concrete Wall System with 4" Insulation and 1/2" Gypsum Board
- CW-1: Concrete Wall System with 4" Insulation and 1/2" Gypsum Board

pid Exhibit 07 20 2016

Gensler

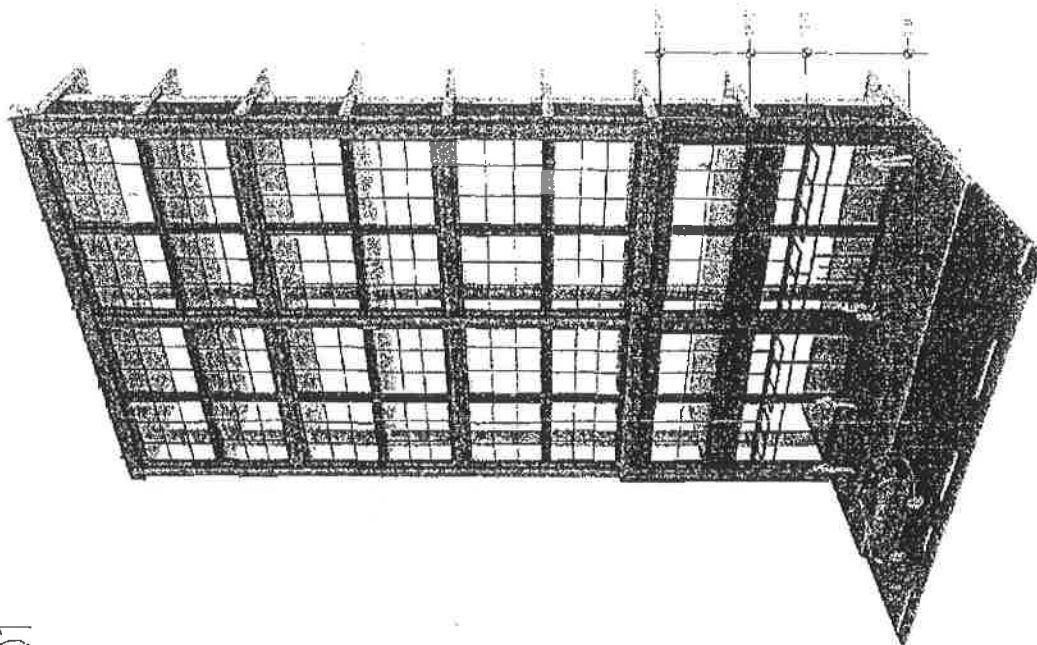
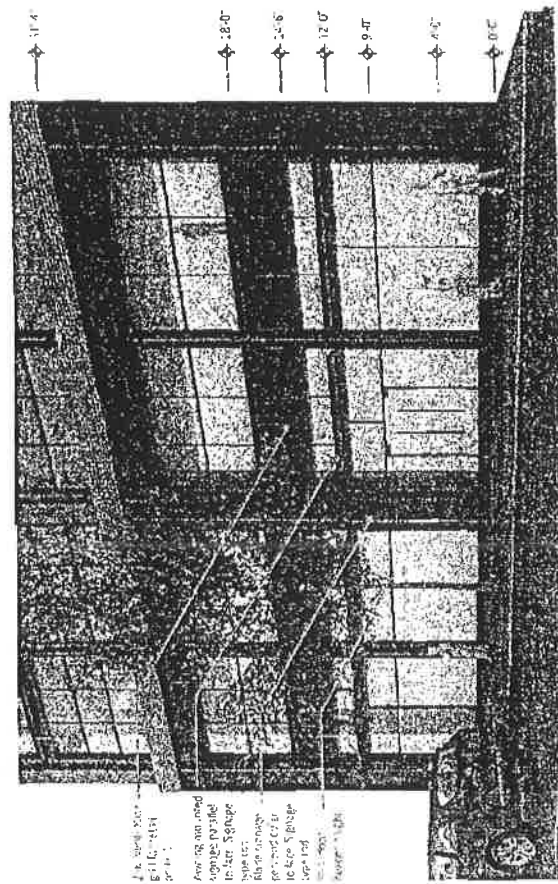
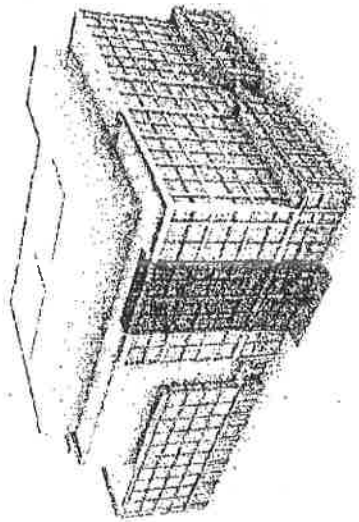
WALL SECTION - Randolph Street detail



PO Exhibit 07.20.2016
 Gensler

Applicant: LSC N. Carpenter, LLC
 Address: 106-116 North Carpenter Street, 1033-1057 West Randolph Street, 101-117 North Aberdeen Street, 1032-1056 West Washington Boulevard
 Introduction Date: June 22, 2016
 For Commission: July 22, 2016

WALL SECTION - Carpenter Street detail - 01



PD Exhibit 07.20.2016



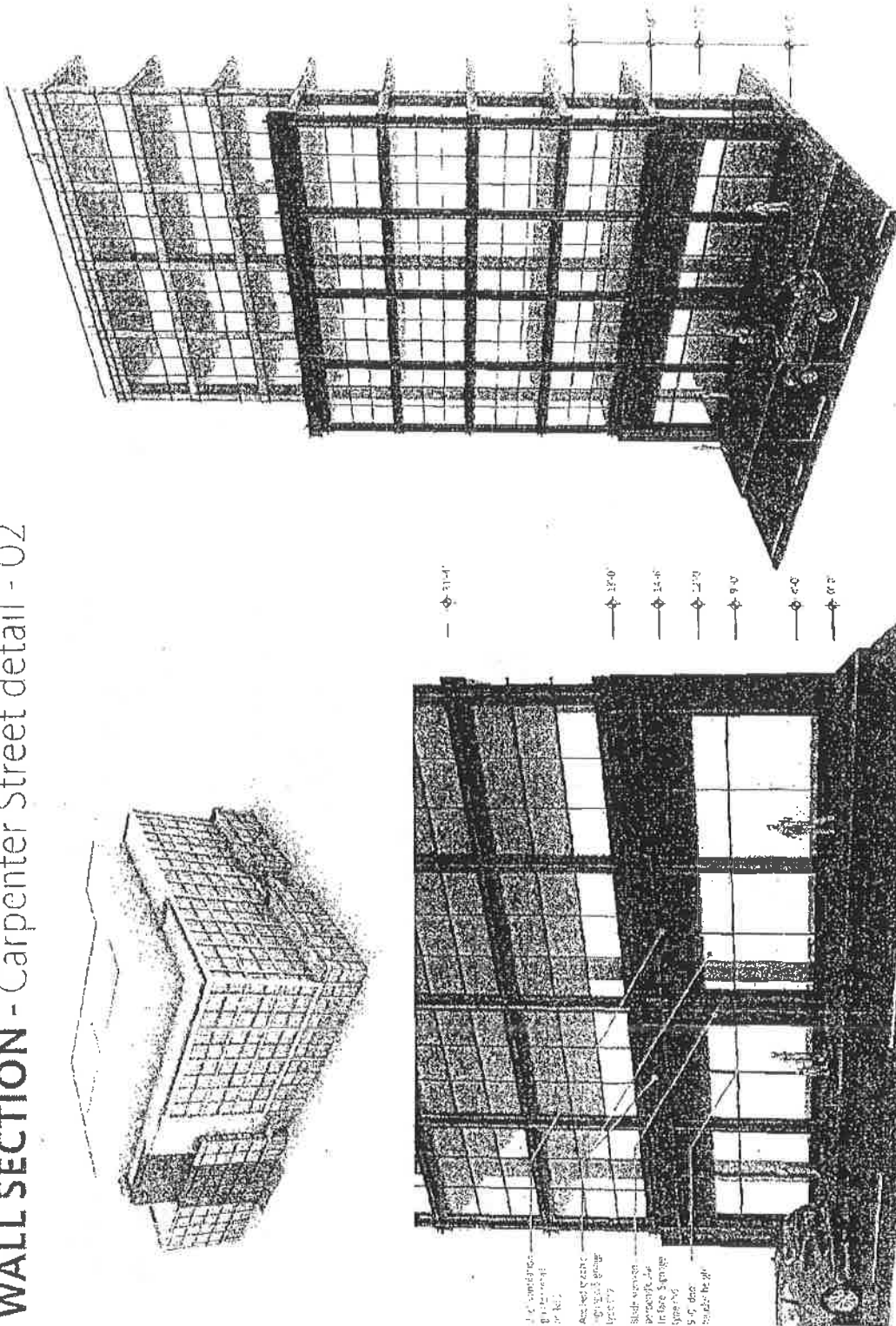
Gensler

Application: 110 N. Carpenter, LLC
Address: 1032-1036 North Carpenter Street, 1032-1036 West Washington Boulevard

Introduction Date: June 22, 2015

Plan Commission: July 21, 2015

WALL SECTION - Carpenter Street detail - 02



PD Exhibit 07.20.2016



Applicant: T.O.N. Carpenter, LLC
Address: 100-176 North Carpenter Street, 1013-1057 West Randolph Street, 101-117 North Alvarado Street, 1012-1056 West Washington Boulevard

Introduction Date: June 14, 2016
Final Commission: July 21, 2016